122.0	0003	0005.C	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,055,200 / 1,055,200
					USE VALUE:	1,055,200 / 1,055,200
					ASSESSED:	1,055,200 / 1,055,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		CHAPMAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHEEHY ROBERT II &
Owner 2:	HENNELLY LORI M
Owner 3:	
Street 1:	3 CHAPMAN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CONLEY TOM C & VERENA A -
Owner 2:	-
Street 1:	85 DUNSTER STREET
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry:
Postal:	02138

NARRATIVE DESCRIPTION

This parcel contains 5,610 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1939, having primarily Wood Shingle Exterior and 2144 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5610.000	525,700		529,500	1,055,200
Total Card	0.129	525,700		529,500	1,055,200
Total Parcel	0.129	525,700		529,500	1,055,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 492.16 | /Parcel: 492.1

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 78695

GIS Ref

GIS Ref

Insp Date 01/10/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 122.0-0003-0005.C

!9506!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	525,800	0	5,610.	529,500	1,055,300	1,055,300	Year End Roll	12/18/2019
2019	101	FV	374,100	0	5,610.	558,900	933,000	933,000	Year End Roll	1/3/2019
2018	101	FV	374,100	0	5,610.	411,800	785,900	785,900	Year End Roll	12/20/2017
2017	101	FV	374,100	0	5,610.	394,200	768,300	768,300	Year End Roll	1/3/2017
2016	101	FV	341,900	0	5,610.	364,700	706,600	706,600	Year End	1/4/2016
2015	101	FV	328,300	0	5,610.	305,900	634,200	634,200	Year End Roll	12/11/2014
2014	101	FV	328,300	0	5,610.	298,900	627,200	627,200	Year End Roll	12/16/2013
2013	101	FV	328,300	0	5,610.	284,700	613,000	613,000		12/13/2012

PRINT

Date	Time
12/10/20	23:58:24

LAST REV

Date	Time
08/15/17	10:34:38

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9506

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CONLEY TOM C &	67928-3		8/31/2016		879,000	No	No		
HALLOWELL EDWAR	25450-124		6/29/1995		310,000	No	No		Y

USER DEFINED

Prior Id # 1:	78695
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/15/2017	695		1,500	C				
10/8/1996	517		2,000					REMODEL FOR WINDOW
7/23/1993	345	Manual	3,000					REPLACE WDK RAILIN

ACTIVITY INFORMATION

Date	Result	By	Name
4/3/2017	SQ Returned	MM	Mary M
1/10/2009	Meas/Inspect	372	PATRIOT
12/6/1999	Inspected	267	PATRIOT
11/7/1999	Mailer Sent		
10/29/1999	Measured	263	PATRIOT
7/13/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5610		Sq. Ft.	Site		0	90.	1.05	10									529,468						529,500	

Total AC/HA: 0.12879 | Total SF/SM: 5610 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 529,468 | Spl Credit | Total: 529,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.13973880
Const Adj.:	0.98000199
Adj $ / SQ:	150.788
Other Features:	100500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	589309
Depreciation:	63645
Depreciated Total:	525664

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	1				HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

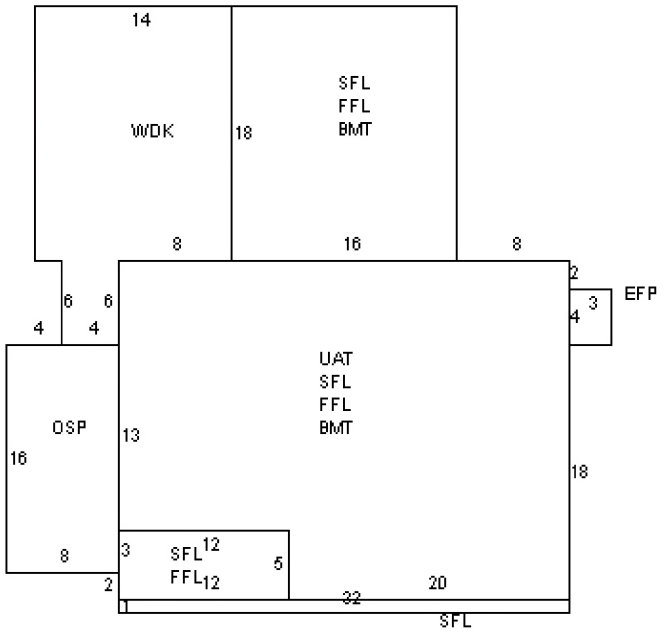
No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	182.45
Special Features:	0	Val/Su Net:	140.83
Final Total:	525700	Val/Su SzAd	245.20

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,088	150.790	164,057
FFL	First Floor	1,056	150.790	159,232
BMT	Basement	996	45.240	45,055
WDK	Deck	276	9.430	2,603
UAT	Upper Attic	177	60.320	10,676
OSP	Screen Porch	128	31.680	4,055
EFP	Enclos Porch	12	71.150	854

Net Sketched Area:	3,733			Total:	386,532
Size Ad	2144	Gross Are	4264	FinArea	2144

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

122.0-0003-0005.C

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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